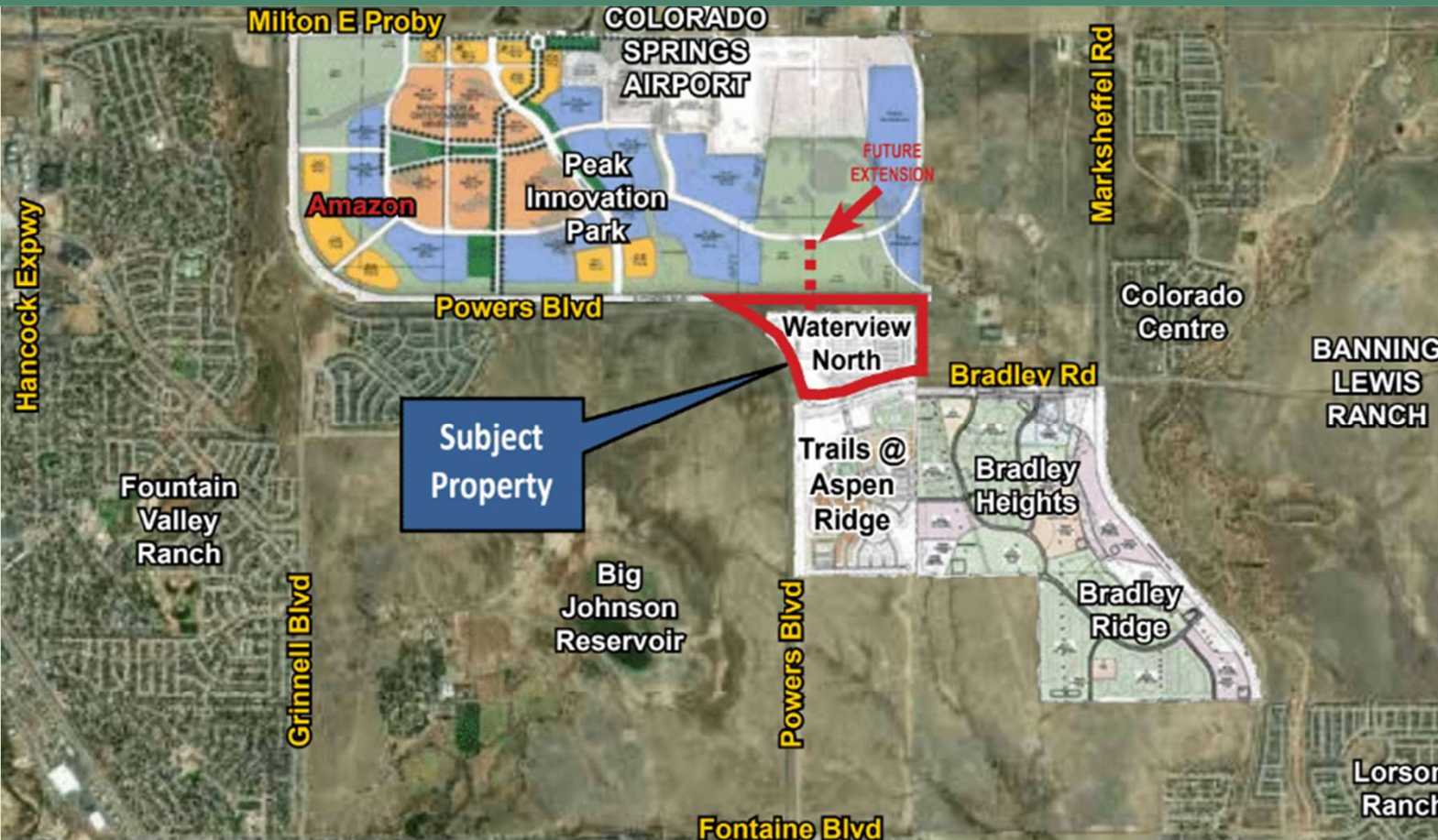


# OFFERING MEMORANDUM

WATERVIEW NORTH MULTIFAMILY --- 9.55 ACRES ZONED HIGH DENSITY MULTIFAMILY LOCATED IN SOUTHEAST COLORADO SPRINGS IN OPPORTUNITY ZONE



**9.55 ACRES**

PROPERTY SIZE

**CONTACT BROKER**

SALE PRICE



**LAND SOLUTIONS**

Brokerage | Investment | Consulting

JACK MASON

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**JRO LAND CO.**

BROKERAGE | CONSULTING

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# EXECUTIVE SUMMARY

WATERVIEW NORTH  
MULTI-FAMILY DEVELOPMENT SITE



# EXECUTIVE SUMMARY

## Waterview North Multi-Family Development

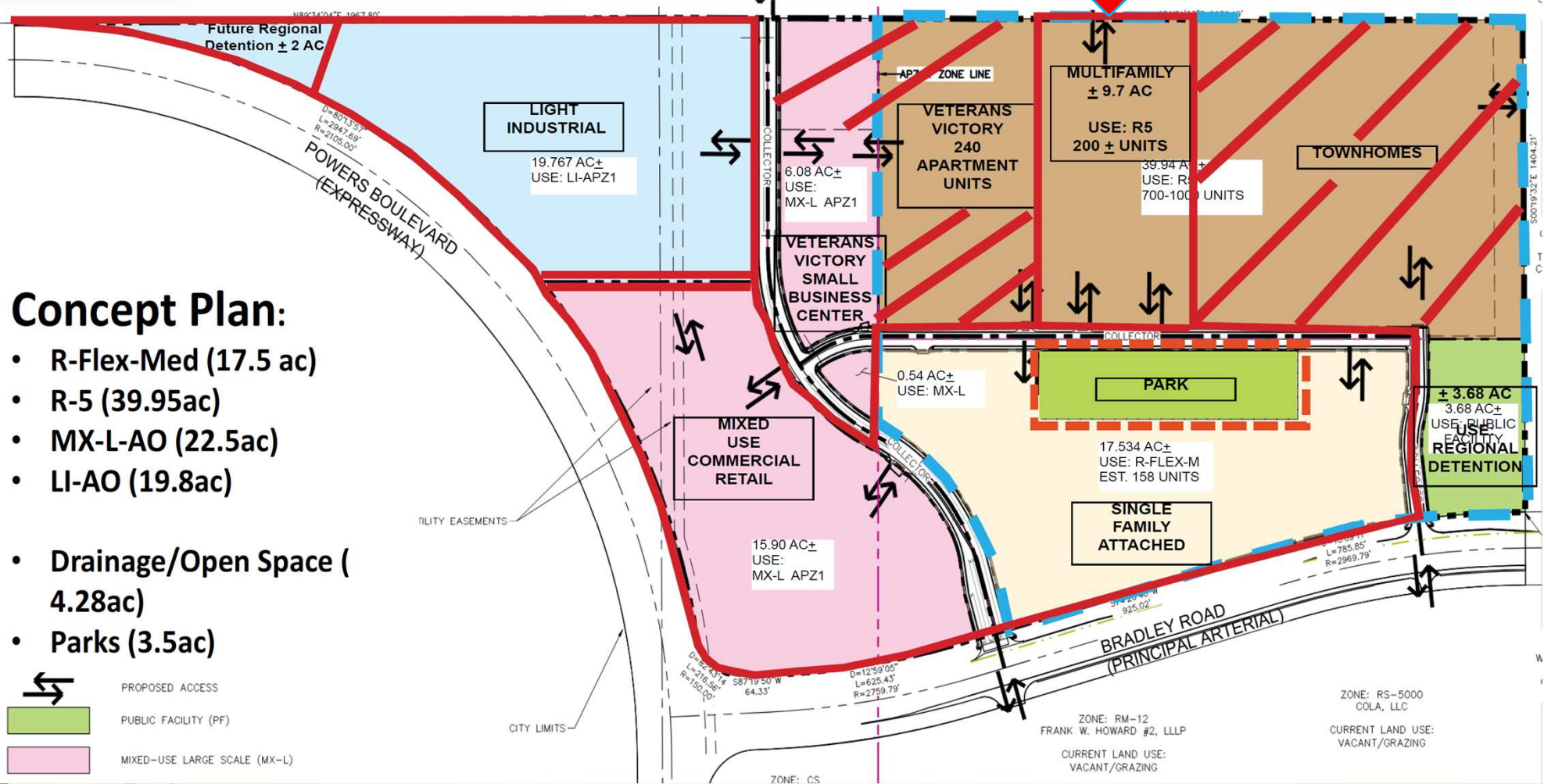
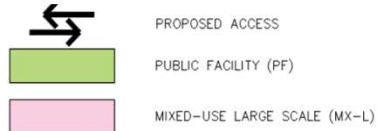
- ▶ Mason Land Solutions and JRO Land Company are pleased to exclusively offer approximately 9.55 acres of R5 High Density Residential Zoned property within the 115-acre master plan community located just south of the Colorado Springs Airport and Peak Innovation Park at the northeast corner of Powers Boulevard and Bradley Road.
- ▶ The property is within the **Opportunity Zone**. Opportunity zones allow for tax deferred investments. Also, within HUD designated **Difficult Development Area (DDA)**.
- ▶ The Waterview North Master Planned Community has been annexed into the City of Colorado Springs with zoning approvals. Zoning approvals include mixed-use retail, industrial, multi-family, & single family. The development plan and plat approvals are all administrative moving forward.



# WATERVIEW NORTH MASTER PLANNED COMMUNITY

**SUBJECT PROPERTY**

- Concept Plan:**
- R-Flex-Med (17.5 ac)
  - R-5 (39.95ac)
  - MX-L-AO (22.5ac)
  - LI-AO (19.8ac)
  - Drainage/Open Space ( 4.28ac)
  - Parks (3.5ac)



# KEY FACTS

**Location:** Located at the northeast corner of Powers Boulevard and Bradley Road just south of the Colorado Springs airport and Peak Innovation Park. This highly developing area offers the benefits of easy access to Downtown Colorado Springs (8 miles) & I-25 (5.5 miles), westerly mountain views, and is within close proximity to Amazon's new facilities totaling over 4 million square feet. The Waterview North development will include an access road into Peak Innovation Park with major employers in both the public and private sectors. Bradley Road is a direct gateway to Schriever Air Force Base.

**Seller:** ROS Equity Holdings - Independence, LLC.

**Parcel Size:** Approximately 9.55 acres.

**Density:** Anticipated density of 200-238 units. Max density is 25 dwelling units per acre.

**Masterplan Development:** Waterview North is a 115-acre master planned community with components of retail, industrial, single family residential, multi-family residential, and high-density residential.

**Annexation:** The master planned community has been annexed into the City of Colorado Springs effective September 2023.

**Zoning:** The zoning was approved in September 2023 for Residential Multifamily High Density (R5).

**Approvals:** The City of Colorado Springs will administratively approve development plans, engineering plans, and final plat. Approvals are expected to take 10 to 12 months to complete upon first submittal.

# KEY FACTS (CONT.)

**On-Site Development:** The site will be delivered rough-graded with primary major infrastructure built by the Metropolitan District and stubbed to site. Detention and water quality will be addressed off-site. Detention and water quality will be addressed regionally within the master planned development.

**Water & Sewer:** Colorado Springs Utilities

**Electricity Service:** Colorado Springs Utilities

**Natural Gas Service:** Colorado Springs Utilities

**Telecommunications:** CenturyLink and Comcast.

**Building Permit Jurisdiction:** El Paso County Regional Building Department.

**Police:** Colorado Springs Police Department.

**Fire:** Security Fire Protection.

**Metropolitan District:** The property is part of Waterview North Metropolitan District in formation.

**Tax Mill Levy:** The current tax mill levy is 74.073 mills. The Metropolitan District will add an additional 65 mills (50 mills debt & 15 mills O&M)

**Public Schools:** El Paso County School District #03 - Widefield.